

Safford Housing Profile

Total Population

	<i>1990</i>	<i>2000</i>	<i>% of county total in 2000</i>	<i>1990 – 2000 % Growth</i>
Safford	7,359	9,232	27.6%	25.5%
Graham County	26,554	33,489	-	26.1%

Median Household Income

	<i>1990</i>	<i>2000</i>
Safford	\$20,175	\$29,899
Graham County	\$18,455	\$29,668
Arizona	\$27,540	\$39,067

Racial Composition

<i>Race</i>	<i>1990</i>	<i>2000</i>	<i>% of total population 2000</i>
White	6,337	6,940	75.2%
African American	131	130	1.4%
Native American	70	93	1.0%
Asian	51	86	0.9%
Other	770	1,983	21.5%
Hispanic	2,781	3,667	39.7%

Household Characteristics

	<i>1990</i>	<i>2000</i>
Total Households	2,602	3,331
Homeownership Rate	71.3%	70.1%
Average Household Size	2.75	2.70

Age Distribution

<i>Age Group</i>	<i>1990</i>	<i>2000</i>	<i>% of total population 2000</i>
Under 20	2,498	3,090	33.5%
20 – 54 yrs	2,825	3,811	41.3%
55 & Over	2,036	2,331	25.2%

Median Age	34.0	33.7
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Housing Inventory by Unit Type

<i>Unit Type</i>	<i>1990</i>	<i>2000</i>	<i>% of all units in 2000</i>	<i>1990 – 2000 % Growth</i>
Single Family	2,180	2,610	70.7%	19.7%
Townhouse / Condo	58	54	1.5%	-6.9%
Multi-family Units	422	519	14.1%	23.0%
Manufactured Home	149	459	12.4%	208.1 %
Other Units	48	49	1.3%	2.1%
Total Units	2,857	3,691	-	29.19%

Median Multi-Family Rent in 2000

	Complexes Built Before 1995	Complexes Built After 1995
Median Rent	\$375	\$331
# of Units Surveyed	176	45

Single Family Home Sales Activity

	<i>NEW</i>		<i>RESALE</i>		<i>TOTAL</i>	
<i>Year</i>	<i># of Sales</i>	<i>Median Sales Price</i>	<i># of Sales</i>	<i>Median Sales Price</i>	<i># of Sales</i>	<i>Median Sales Price</i>
1996	-	\$0	-	\$0	-	\$0
1997	-	\$0	-	\$0	-	\$0
1998	-	\$0	-	\$0	-	\$0
1999	-	\$0	-	\$0	-	\$0
2000	-	\$0	-	\$0	2,354	\$89,360

Assisted Housing Units Produced between 1996 - 2000

Safford	45
Graham County	45

Housing Affordability Gap

	Safford	Graham County
Total Gap	246	248
Gap as a % of Total households	7.4%	2.7%
% of Median household Income where total gap occurs	50%	